

## **POL-LP-11 Variation to deemed-to comply requirements of the R-codes - Medium-density single house development standards (R-Md Codes)**

### **1. OBJECTIVE**

To replace the deemed-to-comply requirements of following clauses of the Residential Design Codes with those set out in the provisions of this policy:

Building and garage setbacks- clauses 5.12, 5.13 and 5.21

Open space – clause 5.1.4

Parking – clause 5.3.3

Visual Privacy – clause 5.4.1

Solar access – clause 5.4.2

### **2. DEFINITIONS/ABBREVIATIONS**

**Approved Structure Plan** - A structure plan or activity centre plan that has been approved by the WAPC under Part 4 or Part 5 of the Planning and Development (Local Planning Scheme) Regulations 2015

**Front load** - Lots where the primary vehicle access is via the front of the lot and the garage / carport is located at the front of the dwelling

**Medium density** - R25–R60 density codes

**Rear load** - Lots where the primary vehicle access is via the rear of the lot, from a street or right of way (ROW) and the garage / carport is located at the back of the dwelling

**R-MD / R-MD Codes** -Single house standards for medium density housing

### **3. STATUTORY PROVISIONS**

Development approval will not be required for a single dwelling that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with Schedule 5 Exemptions of Local Planning Scheme No.17.

### **4. APPLICATION**

This policy will apply:

1. To the following areas covered by an approved structure plan: land zoned Special Use Zone 3, 4, 10, 11 and 14 (The Vines, Ellenbrook, Brabham, Dayton and Bushmead) and land zoned Residential Development and Residential Redevelopment subject to an approved structure plan.

### **5. POLICY PROVISIONS**

The policy provisions are listed in Appendix 1

# Appendix 1

## Single house standards for medium density housing in development zones (R-MD Codes)

R-Code	Lot type and size		Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD - R60	<p><b>Backload</b> 5m x 30m – 150m<sup>2</sup> 6m x 30m – 180m<sup>2</sup></p> <p><b>Front load</b> 6.5m x 25m – 170m<sup>2</sup> 7.5m x 25m – 187.5m<sup>2</sup></p>	<p>2m minimum no average</p> <p>1m to porch / veranda no maximum length</p> <p>1m minimum to secondary street</p> <p>Front fences within the primary street setback area being a maximum height of 600mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height</p>	<p>40% open space (65% site cover)</p> <p>16m<sup>2</sup> courtyard</p> <p>1/3 required outdoor living area (OLA) may be covered</p> <p>Minimum dimension 4m</p>	<p><b>Back Load</b> NI – provided laneway is minimum of 6m wide</p> <p><b>Front Load</b> 4.5m garage setback from the primary street and 1.5m from a secondary street</p> <p>The garage setback from the primary street may be reduced to 4m where an existing or planned kitchen or paved path is located more than 0.5m from the street boundary</p> <p>For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:</p> <ul style="list-style-type: none"> <li>- Garage setback a minimum of 0.5m behind the building alignment.</li> <li>- A major opening to a habitable room directly facing the primary street;</li> <li>- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>- Non-vehicular cross-car width less than 4.5m where it meets the street</li> </ul> <p>Lots with a frontage less than 10.5m or not compliant with above require angle or tandem garaging</p>	<p>Two on-site bays</p>	<p>One on-site bay where dwelling has two bedrooms or less</p>	<p>50% of the adjoining site area</p>	<p>No maximum overshadowing</p>	<p>3m to bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>	<p>No privacy provisions apply</p>					
R-MD - R40	<p><b>Backload</b> 7.5m x 30m – 225m<sup>2</sup></p> <p><b>Front load</b> 8.5m x 30m – 255m<sup>2</sup> 8.5m x 25m – 212.5m<sup>2</sup> 10 x 20m – 200m<sup>2</sup> 10 x 25m – 250m<sup>2</sup> 12.5m x 20m – 250m<sup>2</sup></p>	<p>2m minimum no average</p> <p>1.5m to porch / veranda no maximum length</p> <p>1m minimum to secondary street</p> <p>Front fences within the primary street setback area being a maximum height of 600mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height</p>	<p>45% open space (55% site cover)</p> <p>20m<sup>2</sup> courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	<p><b>Back Load</b> NI – provided laneway is minimum of 6m wide</p> <p><b>Front Load</b> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p>	<p>As per R-MD - R60</p>	<p>Two on-site bays</p>	<p>As per R-Codes</p>	<p>35% of the adjoining site area</p>	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	<p>R-Code clause 5.4.1 C1.1 applies, however distances are 5m to bedrooms and studies; 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces</p>					

# Document Control

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